

**Item – 68 - Fort Magruder 1 Rezoning – C14-2007-0048**

Request – “SF-3” to “CS-MU-CO-NP” for 2 1 FAR only and “GR” development regulations with use prohibitions

Staff Recommendation – “SF-3” to “GR-MU-CO-NP” with trip limits and use prohibitions

PC Recommendation - Staff Recommendation

Neighborhood Recommendation - To support applicant’s request

**POTENTIAL MOTION - “CS-MU-CO-NP” for 2 1 FAR and “GR” development regulations, staff’s recommendation of 1,000 vehicle trip limit, Prohibiting the following uses**

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|---------------------------------------|--|
| <b>1) Automobile Repair Services,</b> | <b>7) Drive-thru services as an accessory use,</b> |
| <b>2) Automotive Rental,</b>          | <b>8) Hotel – Motel,</b>                           |
| <b>3) Automotive Sales,</b>           | <b>9) Off-site accessory parking,</b>              |
| <b>4) Automotive Washing,</b>         | <b>10) Pawn Shop Services,</b>                     |
| <b>5) Bail Bond Services</b>          | <b>11) Service Station</b>                         |
| <b>6) Community Recreation</b>        |  |
| <b>Private and Public</b>             |  |

**We will also do a Restrictive Covenant prohibiting Adult Oriented Businesses**

With these restrictions this will become the most restricted property in all of Dawson. Currently, the only prohibited use on 99% of the commercial properties is Pawn Shop Services and Adult Oriented Businesses are a Conditional Use